



Medical District Owner-User Opportunity

**421 S Beckham Ave
Tyler, TX 75702**

11,460 SF Multi-Suite Office Building

11,460 SF single-story office building configured into three separately addressed suites with individual reception areas. Offers an owner-user the flexibility to occupy all or a portion of the building while leasing the balance. The property includes approximately 60 parking spaces and is positioned along S Beckham Avenue in Tyler's established medical district near major hospital campuses.



PRICE

\$1,195,000

BUILDING SIZE

11,460 SF

PRICE / SF

\$104.28

LAND SIZE

0.91 Acres

PROPERTY DETAIL	INFORMATION
Property Name	421 S Beckham Ave
Property Type	Office
Property Positioning	Medical/Professional Office
Offering Price	\$1,195,000
Price/SF	\$104.26
Building Size	11,460 SF
Lot Size	Approximately 0.91 Acres
Number of Floors	1
Number of Suites	3
Occupancy	Vacant
Year Built / Renovated	1954 / 2021
Construction	Brick
Parking Spaces	60
Parking Ratio	5.2 Spaces / 1,000 SF
Frontage	Approximately 147 Feet on S Beckham
Traffic Count	22,532 VPD
Utilities	City Water & City Sewer
Building APN	1.50000.0071.00.004010
Zoning	M-1 (Light Industrial)



- Delivered vacant for immediate occupancy or lease-up
- Three separately addressed office suites
- Suite sizes of approximately 6,585 SF, 2,475 SF and 2,400 SF
- 60 parking spaces, approximately 5.2 spaces per 1,000 SF
- 22,532 vehicles per day along S Beckham Avenue
- Recently remodeled exterior
- Break rooms, conference rooms and training rooms
- Individual electric meters for each suite



Positioned along S Beckham Avenue in Tyler's medical district, the property offers a flexible 11,460 SF footprint suitable for an owner-user, medical or professional office occupant, or a buyer pursuing a multi-suite lease-up strategy.

The building is divided into three separately addressed suites of approximately 6,585 SF, 2,475 SF and 2,400 SF. Each suite has its own reception area and electric meter, while the building shares a water meter. The existing configuration provides flexibility for a buyer to occupy the entire property or occupy one or more suites while leasing the remaining space.

The property is delivered vacant and includes 60 parking spaces, providing approximately 5.2 spaces per 1,000 SF. The building also offers strong visibility along S Beckham Avenue, recently remodeled exterior improvements and convenient access to Tyler's major medical, employment and downtown destinations.

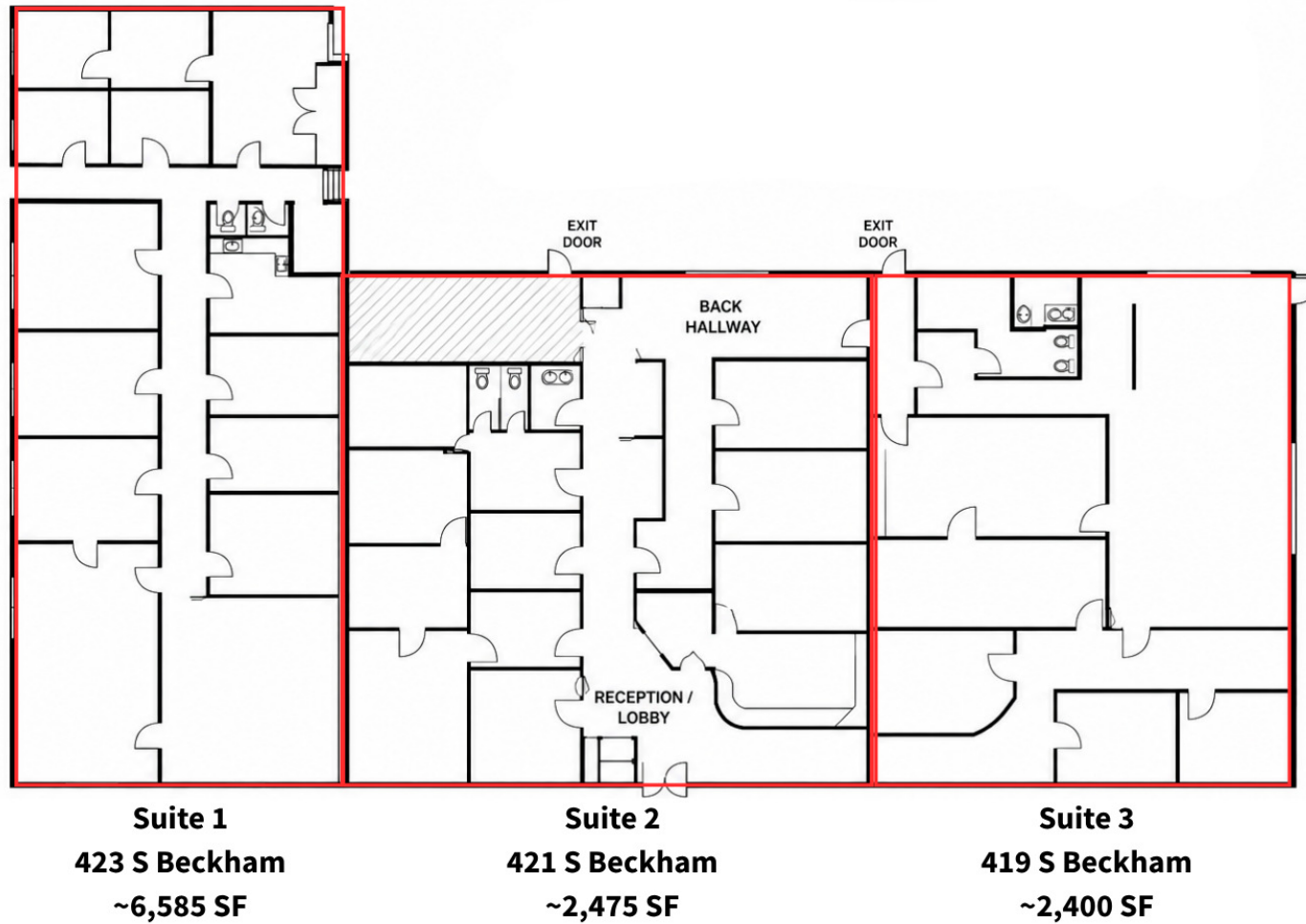


ADDITIONAL PHOTOS



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The existing three-suite configuration provides flexibility for full-building occupancy, partial owner occupancy or a multi-suite leasing strategy.

TYLER MEDICAL DISTRICT LOCATION

Located along S Beckham Avenue in Tyler's established medical district, the property is positioned near two of the city's major hospital campuses while maintaining convenient access to downtown Tyler and the broader Tyler market. The medical-district location, strong parking ratio and flexible suite configuration make the property well suited for medical, professional service and other office users seeking a central Tyler location.



DESTINATION

DISTANCE

CHRISTUS Trinity

Mother Frances

UT Health Tyler

Downtown Tyler

Loop 323

0.5 Miles

0.7 Miles

1.3 Miles

1.58 Miles

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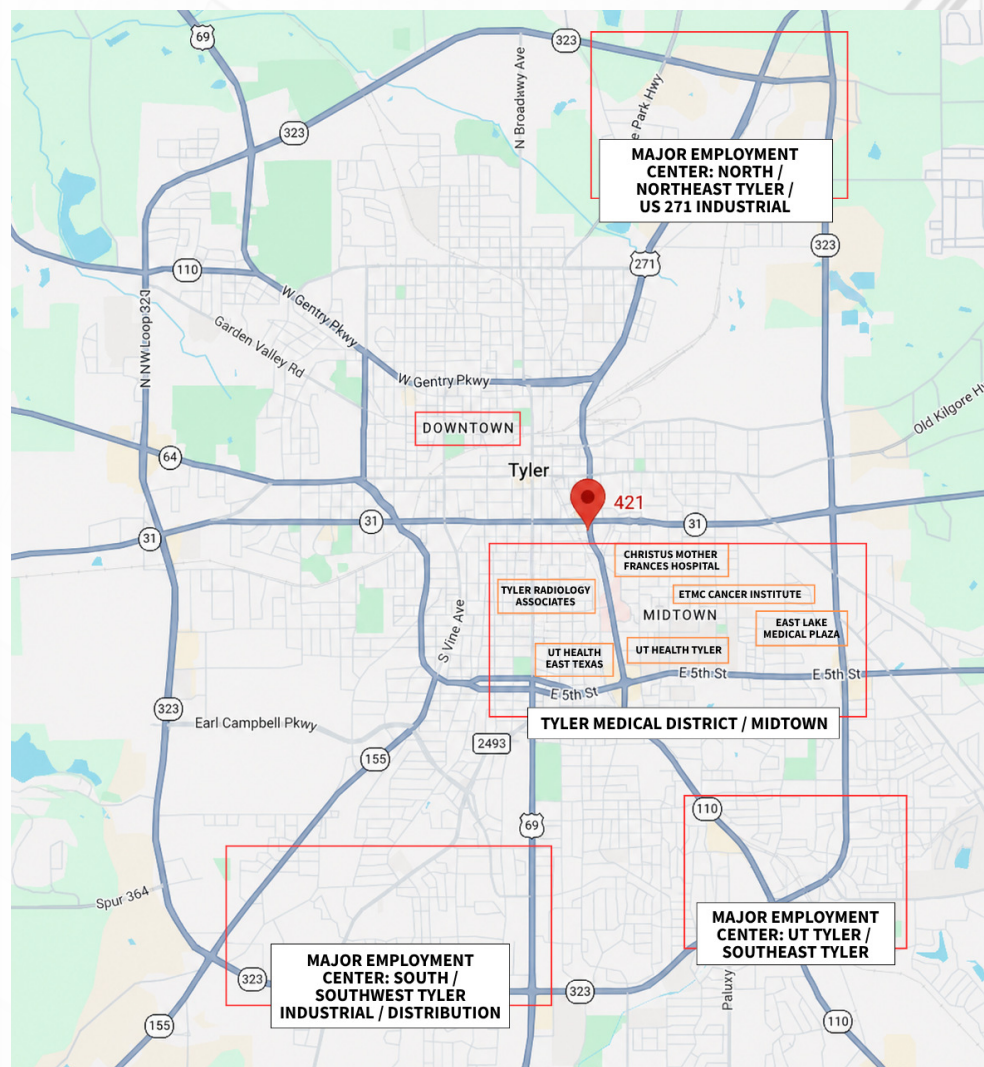
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Tyler's Medical & Employment Core



Healthcare Employment

Healthcare occupations currently employ more than 20,000 persons in the Tyler/Smith County MSA. This includes:

- Christus Mother Frances: ~5,000
- UT Health East Texas: ~3,500
- UT Health Tyler: ~1,450

Healthcare represents 9.4% of all Tyler-area employment, versus 6.3% nationally (48% higher than the national average).

Bureau of Labor Statistics 2025; City of Tyler

Demographics

Population	3 Miles	5 Miles	10 Miles
Total Population	61,709	112,139	166,800
Average Age	37	38	39.1
Average Age (Male)	35.8	36.7	37.8
Average Age (Female)	38.2	39.2	40.4
Households & Income			
Total Households	22,069	43,069	64,900
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$74,900	\$83,500	\$91,600
Average House Value	\$211,000	\$249,000	\$273,000

2024 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Samuel Scarborough is the founder of Scarborough Commercial Real Estate and an experienced commercial real estate broker based in Tyler, Texas. With extensive knowledge of the East Texas market, Samuel provides strategic guidance to investors, property owners, businesses, and developers throughout the commercial real estate process.

Throughout his career, Samuel has successfully represented clients across a broad range of property types, including office, retail, industrial, land, and multifamily properties. His in-depth market knowledge, analytical approach, and ability to identify opportunities others may overlook have made him a trusted advisor to his clients.

Samuel takes a hands-on, client-focused approach to every assignment. He believes successful real estate decisions begin with understanding each client's objectives and providing clear communication, thoughtful analysis, and practical strategies designed to achieve both immediate and long-term goals.

A graduate of the University of Texas at Arlington, Samuel earned a Bachelor of Business Administration in Management and holds the prestigious CCIM (Certified Commercial Investment Member) designation, recognized throughout the commercial real estate industry for advanced expertise in financial, market, and investment analysis.

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